



Commission Members

Joseph Charpentier, *Chair*
Devin Canton, *Vice Chair*
Amanda Amory
Miranda Hotham
Lindsay Nystrom

Contacting the Commission

Division of Planning & Regulatory Services
serves as the Commission's staff.

Address: City Hall, 455 Main St, Room 404,
Worcester, MA 01608

Hours: M-F 8:30 a.m.-5:00 p.m.

Phone: 508-799-1400 ext. 31441

Email: planning@worcesterma.gov

Website: worcesterma.gov/planning-regulatory

The Conservation Commission is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of two business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

المسبق الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر.

अनुवाद र अग्य आवासह अ'-म अनरोधपचात उ उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerases ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

Division Staff

Michelle M. Smith, ACDO
Pamela Harding, Chief Planner
Eric Flint, Conservation Planner
Paul Dell'Aquila, Senior Planner
Stephen Cary, Senior Planner
Rose Russell, Planning Analyst
Michelle Johnstone, Sr. Preservation Planner
Deborah Steele, Principal Staff Assistant

Upcoming Meetings

November 28, 2022
December 12, 2022
January 9, 2023
January 30, 2023
February 27, 2023
March 20, 2023
April 10, 2023

City of Worcester Conservation Commission Meeting Agenda Monday, November 7, 2022 at 5:30PM

**Worcester City Hall
Esther Howland Chamber, 3rd Floor (Room 302), 455 Main Street**

This Worcester Conservation Commission meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer
<https://cow.webex.com/meet/conservationcommissionwebex>
- **Call 415-655-0001** (Access Code: **160 973 4358**) for the Conservation Commission.

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440.

CALL TO ORDER: 5:30PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS PUBLIC HEARINGS

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

1. 3 Westwood Drive, 460 Salisbury Street, and Salisbury Street ROW (MBL 21-017-00013 & 55-006-00016)

File #: CC-2022-076

Applicant: Massachusetts Electric Company

Project: To determine whether the replacement of a utility pole, installation of a transformer & underground conduit, and related site work is subject to the Commission's jurisdiction.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

OLD BUSINESS – NOTICES OF INTENT

2. 3 Oriol Drive (MBL 46-047-00007)

File #: CC-2022-065

Applicant: Maple Multi-Family Land SE, L.P.

Project: To construct two (2) 5-story buildings, parking, stormwater management, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

3. 128, 130, 132, 134, & 136 Alvarado Avenue

(MBL 41-026-1373R, 41-026-1373L, 41-026-137-2, 41-026-1371R, & 41-026-1371L)

File #: CC-2022-036 & DEP#349-1330

Applicant: Oasis Construction, Inc.

Project: To construct two semi-detached dwellings and one single family dwelling, driveways, stormwater management, install utilities, pave a roadway, conduct other associated site work, and to request a waiver of performance standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUEST FOR AMENDED ORDER OF CONDITIONS

4. 47R Fourth Street (MBL 42-035-00100)

File #: CC-2022-046 (CC-2017-052) & DEP#349-1323

Applicant: Daniel Yarnie

Project: To construct nine dwelling units and an associated access drive, along with related grading, drainage, paving, and site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

5. 25 & 35R Tobias Boland Way, 0 McKeon Road, and 0 Millbury Street

(MBL 31-021-0016B, 31-020-0001A, 31-021-16B-B, 31-020-00001)

File #: CC-2022-0XX & DEP#349-13XX

Applicant: Walmart Stores, Inc.

Project: For retroactive removal of vegetation, and to restore the disturbed area with restoration plantings and seeding, install a fence, conduct related site work, and to request a waiver of performance standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

6. 2 Aurora Street (MBL 45-13A-00002)

File #: CC-2022-070 & DEP#349-13XX

Applicant: D&I Properties, LLC

Project: To construct a single family home, driveway, septic system, and related site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

7. 231 (Lot 9) Lake Avenue (MBL 17-029-00002)

File #: CC-2022-074 & DEP#349-1338

Applicant: Pavel Novikov

Project: To construct a single family home, driveway, stormwater management, and related site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION

8. 0 Granite Street (MBL 31-004-0000B)

File #: CC-2022-075 & DEP#349-13XX

Applicant: Michael Pizzarella

Project: To delineate the jurisdictional resource areas on and affecting the subject property.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

9. 121 Russell Street (aka Elm Park) (MBL 02-INX-00001)

File #: CC-2022-077 & DEP#349-13XX

Applicant: City of Worcester Department of Sustainability & Resilience

Project: To dredge the pond in Elm Park and conduct associated site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

10. 3, 6, 16, 37, 52, 60 Great Brook Valley Avenue (aka Curtis Apartments) (MBL 52-INX-00001, 52-INX-0001C, 52-INX-0001B, 52-INX-0001A, 52-INX-0001F, 52-INX-0001G)

File #: CC-2022-078
Applicant: Trinity Curtis Phase One Limited Partnership
Project: To demolish existing site improvements and to construct two new four-story multi-family residential buildings, parking, walkways, playground, stormwater management, and other related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

11. 378 Plantation Street (MBL 46-001-00008)

File #: CC-2022-079 & DEP#349-13XX
Applicant: UMass Memorial Health Care, Inc.
Project: To construct an addition, parking, sidewalks, stormwater management, grading, and other related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

12. Requests for Certificates of Compliance

- a. 265 Lake Avenue (CC-2019-026 & DEP#349-1245)
- b. 265 Lake Avenue (CC-2020-048 & DEP#349-1280)
- c. Lots 6 & 7 Whisper Drive (CC-2019-039)
- d. Lots E3 & F5 Moreland Green Drive (CC-2021-054)
- e. 3 Eastview Street (CC-2001-076+077)

13. Requests for Extension of Time

- a. Kiara Drive Subdivision (CC-2016-048 & DEP#349-1142)

14. Communications

- a. Wetland Replication Monitoring Report: Institute Park, from Weston & Sampson
- b. Wetland Replication Monitoring Report: Columbus/Coes Park, from Weston & Sampson

15. Discussion of Active Project

- a. 115 Northeast Cutoff (CC-2020-012 & CC-2022-004 & DEP#349-1314)

16. Enforcement Order and Violation Updates

- a. 128 Alvarado Avenue (CC-EO-2016-004)
- b. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- c. 217 Lake Avenue (CC-EO-2020-004)
- d. 449 Massasoit Road (CC-EO-2020-006)
- e. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- f. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- g. 99 Wildwood Avenue (CC-EO-2020-009)
- h. 166 Moreland Street (CC-EO-2020-011)
- i. 522 Grove Street (CC-EO-2020-014)
- j. 0 Myrick Avenue (CC-EO-2020-015)
- k. 75 Harrington (CC-EO-2021-003)
- l. 40 June Street Terrace (CC-EO-2021-004)
- m. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- n. 269 James Street (CC-EO-2021-007)
- o. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- p. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)
- q. Providence & Worcester Railroad (0 Tobias Boland Way)
- r. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- s. Hospital Drive FKA 305 Belmont Street, 57-004-B103B (CC-EO-2022-003)
- t. 3 Aster Place (CC-EO-2022-005)

u. Hospital Drive ROW (CC-EO-2022-006)

17. Open Space Discussion

18. Approval of Minutes – 1/25/2021; 4/12/2021; 1/3/2022; 5/16/2022; 6/6/2022; 6/27/2022; 7/18/2022; 8/8/2022; 8/29/2022; 9/19/2022; 10/17/2022

19. Policies and Procedures

ADJOURNMENT